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www.gdllaw.com

Lyle M. Blanchard
lmb@gdllaw.com

Kate M. Olson
kmo@gdllaw.com

May 18, 2012

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 18 PM 2:55

Re: Z.C. Case No. 10-14
Application for Zoning Map Amendment to rezone Lot 800 in Square 3103 from residential (R-4) to commercial (C-2-A) zoning (Square 3103, Lot 800) ("Property")

Dear Chairman Hood and Members of the Commission:

Enclosed please find the prehearing statement of Big Bear Cafe for Z.C. Case No. 10-14, an application for a Zoning Map Amendment to rezone the Property from residential (R-4) to commercial (C-2-A) zoning.

The original, an unbound copy and twenty bound copies of the prehearing statement along with the requisite plans and other materials are enclosed with this letter, as well as

1. Letter of Authorization
2. Property Owners List and Labels
3. Form 116, Hearing Fee Calculator
4. Check made payable to the D.C. Treasurer in the amount of One Thousand Six Hundred Twenty Five Dollars (\$1,625.00) for the hearing fee.

If you have any questions please ask the Office of Zoning to call the undersigned at 202-452-1400.

Sincerely,


Lyle M. Blanchard


Kate M. Olson

Enclosures

ZONING COMMISSION
District of Columbia
CASE NO. 10-14
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 14
CASE NO. 10-14
EXHIBIT NO. 14

CERTIFICATE OF SERVICE

I hereby certify that on May 18, 2012 a copy of the Prehearing Statement of Big Bear Cafe, ZC Case No. 10-14, was sent to the following:

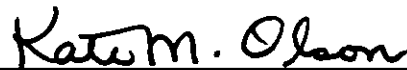
ANC 5C
P.O. Box 26183
Washington, D.C. 20001
(By U.S. Mail)

Chairperson Ronnie Edwards, ANC 5C
(Electronically 5C11@anc.dc.gov)

Commissioner Hugh Youngblood, SMD 5C03
(Electronically 5C03@anc.dc.gov)

Mr. Paul Goldstein
D.C. Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024
(Electronically paul.goldstein@dc.gov)

Mr. Jeff Jennings
D.C. Department of Transportation
55 M Street, SE
Suite 400
Washington, DC 20003
(Electronically jeffrey.jennings@dc.gov)



Kate M. Olson

Big Bear Cafe
1700 1st Street, NW
Washington, DC 20001
www.bigbearcafe-dc.com

May 17, 2012

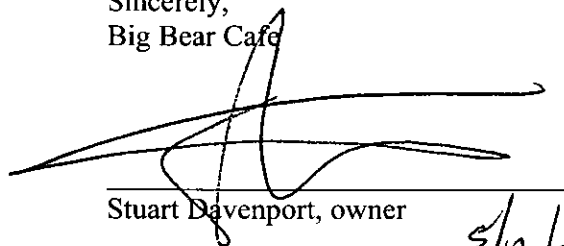
Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re. Application for Zoning Map Amendment to rezone Lot 800 in Square 3103 from residential (R-4) to commercial (C-2-A) zoning (Square 3103, Lot 800) ("Property")

Dear Chairman Hood and Members of the Commission:

This is to authorize the law firm of Greenstein DeLorme & Luchs, P C , to represent Big Bear Cafe in all proceedings before the Zoning Commission for the Property.

Sincerely,
Big Bear Cafe



Stuart Davenport, owner

5/17/2012

Z.C. CASE NO. 10-14
PROPERTY OWNERS LIST

Square Suffix and Lot: 3101 0096 * Lot Address: 1635 1ST ST NW
Owner: LISA D BROWN * Owner's Address: 1635 1ST ST NW WASHINGTON, DC 20001-1153

Square Suffix and Lot: 3101 0097 * Lot Address: 0092 R ST NW
Owner: PHILIP DEWEES * Owner's Address: 2617 NEWTON ST NE WASHINGTON, DC 20018-2921

Square Suffix and Lot: 3101 0098 * Lot Address: 0090 R ST NW
Owner: ANDRE D EADDY * Owner's Address: 90 R ST NW WASHINGTON, DC 20001-1120

Square Suffix and Lot: 3101 0099 * Lot Address: 0088 R ST NW
Owner: ANGELA OTTS * Owner's Address: 88 R ST NW WASHINGTON, DC 20001-1120

Square Suffix and Lot: 3101 0100 * Lot Address: 0086 R ST NW
Owner: KARLA LEWIS * Owner's Address: PO BOX 76909 WASHINGTON, DC 20013-6909

Square Suffix and Lot: 3101 0101 * Lot Address: 0084 R ST NW
Owner: JENNIPHER M LEMONS * Owner's Address: 84 R ST NW WASHINGTON, DC 20001-1120

Square Suffix and Lot: 3101 0114 * Lot Address: 0087 FLORIDA AV NW
Owner: CECILIA C MCINTURFF * Owner's Address: 1701 KALORAMA RD NW APT 402 WASHINGTON, DC 20009-3508

Square Suffix and Lot: 3102 0039 * Lot Address: 0081 R ST NW
Owner: MICHELLE R JOHNSON * Owner's Address: 81 R ST NW WASHINGTON, DC 20001-1119

Square Suffix and Lot: 3102 0040 * Lot Address: 0083 R ST NW
Owner: BERNARD E BANKS * Owner's Address: 83 R ST NW WASHINGTON, DC 20001-1119

Square Suffix and Lot: 3102 0071 * Lot Address: 1713 1ST ST NW
Owner: MALCOLM JAMISON * Owner's Address: 1713 1ST ST NW WASHINGTON, DC 20001-1117

Square Suffix and Lot: 3102 0072 * Lot Address: 1715 1ST ST NW
Owner: SONYA A WHITE * Owner's Address: 1715 1ST ST NW WASHINGTON, DC 20001-1117

Square Suffix and Lot: 3102 0073 * Lot Address: 1717 1ST ST NW
Owner: KRISTIE WALTON * Owner's Address: 1717 1ST ST NW WASHINGTON, DC 20001-1117

Square Suffix and Lot: 3102 0074 * Lot Address: 1719 1ST ST NW
Owner: LILLIAN AVILES-CHAPA * Owner's Address: 1719 1ST ST NW WASHINGTON, DC 20001-1117

Square Suffix and Lot: 3102 0075 * Lot Address: 1721 1ST ST NW
Owner: C E JOHNSON * Owner's Address: 1721 1ST ST NW WASHINGTON, DC 20001-1117

Square Suffix and Lot: 3102 0088 * Lot Address: 0077 R ST NW
Owner: YVETTE T WISSMANN * Owner's Address: 77 R ST NW WASHINGTON, DC 20001-1119

Square Suffix and Lot: 3102 0089 * Lot Address: 0079 R ST NW
Owner: P JOHNSON * Owner's Address: 79 R ST NW WASHINGTON, DC 20001-1119

Z.C. CASE NO. 10-14
PROPERTY OWNERS LIST

Square Suffix and Lot: 3102 0090 * Lot Address: 1707 1ST ST NW
Owner: EDWARD M JONES * Owner's Address: 1707 1ST ST NW WASHINGTON, DC 20001-1117

Square Suffix and Lot: 3102 0110 * Lot Address: 0085 R ST
Owner: SCHAIN LOLACHY * Owner's Address: 309 BOSTWICK LN GAITHERSBURG, MD 20878-1992

Square Suffix and Lot: 3102 0815 * Lot Address: 1ST ST
Owner: SOLOMON CARR * Owner's Address: UNKNOWN WASHINGTON, DC 20002

Square Suffix and Lot: 310⁹ 0820 * Lot Address: 1709 1ST ST NW
Owner: J W MCCOTTRY * Owner's Address: 3713 LEEDS DR SUITLAND, MD 20746-2228

Square Suffix and Lot: 3102 0823 * Lot Address: 1711 1ST ST NW
Owner: JOHN M DENTON III * Owner's Address: 1711 1ST ST NW WASHINGTON, DC 20001-1117

Square Suffix and Lot: 3103 0032 * Lot Address: 0134 RANDOLPH PL NW
Owner: THEODORE P KILL * Owners Address: 134 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0033 * Lot Address: 0132 RANDOLPH PL NW
Owner: MAYA ROCKEYMOORE * Owners Address: 132 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0034 * Lot Address: 0130 RANDOLPH PL NW
Owner: MARY L CLARK * Owners Address: 130 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0035 * Lot Address: 0128 RANDOLPH PL NW
Owner: MARY L JONES-SMALLWOOD * Owners Address: 128 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0040 * Lot Address: 0107 R ST NW
Owner: DAVID F TONEY * Owner's Address: 2005 WOLF ST FT WASHINGTON, MD 20744-3275

Square Suffix and Lot: 3103 0041 * Lot Address: 0109 R ST NW
Owner: SCHUELER R STREET LLC * Owner's Address: 1811 S ST NW OFC 100 WASHINGTON, DC 20009-6148

Square Suffix and Lot: 3103 0042 * Lot Address: 0111 R ST NW
Owner: JOSEPH M BAND * Owner's Address: 11306 COLEBROOK TER POTOMAC, MD 20854-1818

Square Suffix and Lot: 3103 0043 * Lot Address: 0113 R ST NW
Owner: NOBLE W BAIER * Owner's Address: 113 R ST NW WASHINGTON, DC 20001-1121

Square Suffix and Lot: 3103 0044 * Lot Address: 0115 R ST NW
Owner: HAROLD M PELHAM * Owner's Address: 115 R ST NW WASHINGTON, DC 20001-1121

Square Suffix and Lot: 3103 0045 * Lot Address: 0117 R ST NW
Owner: JARROD DEINES * Owner's Address: 117 R ST NW WASHINGTON, DC 20001-1121

Square Suffix and Lot: 3103 0046 * Lot Address: 0119 R ST NW
Owner: BLACKWELL ELLEN A * Owner's Address: 119 R ST NW WASHINGTON, DC 20001-1121

**Z.C. CASE NO. 10-14
PROPERTY OWNERS LIST**

Square Suffix and Lot: 3103 0048 * Lot Address: 0123 R ST NW
Owner: RAYMOND WONG * Owner's Address: 143 FLORIDA AVE NW WASHINGTON, DC 20001-1145

Square Suffix and Lot: 3103 0049 * Lot Address: 0125 FLORIDA AV NW
Owner: LILLIE M JENKINS * Owner's Address: 125 FLORIDA AVE NW WASHINGTON, DC 20001-1145

Square Suffix and Lot: 3103 0062 * Lot Address: 0136 RANDOLPH PL NW
Owner: RUDENE MARIE WALKER-FORD * Owner's Address: 136 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0063 * Lot Address: 0126 RANDOLPH PL NW
Owner: JOSEPH PECK * Owner's Address: 126 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0064 * Lot Address: 0124 RANDOLPH PL NW
Owner: DARLESE ROBINSON * Owner's Address: 124 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0065 * Lot Address: 0122 RANDOLPH PL NW
Owner: JAMES CLARK * Owner's Address: 122 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 0066 * Lot Address: 0120 RANDOLPH PL NW
Owner: YOLANDA L HAWKINS * Owner's Address: 120 RANDOLPH PL NW WASHINGTON, DC 20001-1126

Square Suffix and Lot: 3103 2001 * Lot Address: 1718 1ST ST
Owner: JASON M RIVKIN * Owner's Address: 1718 1ST ST NW WASHINGTON, DC 20001-1140

Square Suffix and Lot: 3103 0800 * Lot Address: 1700 1ST ST NW
Owner: STUART DAVENPORT * Owner's Address: 1710 1ST ST NW WASHINGTON, DC 20001-1118

Square Suffix and Lot: 3103 0801 * Lot Address: 1702 1ST ST NW
Owner: PAUL L PARKER * Owner's Address: 8418 CUNNINGHAM DR PPRVVN HTS, MD 20740-2621

Square Suffix and Lot: 3103 0802 * Lot Address: 1704 1ST ST NW
Owner: MATTHEW P CROKE * Owner's Address: 1704 1ST ST NW WASHINGTON, DC 20001-1118

Square Suffix and Lot: 3103 0803 * Lot Address: 1706 1ST ST NW
Owner: BABAK R DJOURABCHI * Owner's Address: 1706 1ST ST NW WASHINGTON, DC 20001-1118

Square Suffix and Lot: 3103 0804 * Lot Address: 1708 1ST ST NW
Owner: FUAD ABDULRAHMAN * Owner's Address: 1708 1ST ST NW WASHINGTON, DC 20001-1118

Square Suffix and Lot: 3103 0805 * Lot Address: 1710 1ST ST NW
Owner: STUART M DAVENPORT * Owner's Address: 1710 1ST ST NW WASHINGTON, DC 20001-1118

Square Suffix and Lot: 3103 0806 * Lot Address: 1712 1ST ST NW
Owner: DAVID A LIEDMAN * Owner's Address: 1712 1ST ST NW WASHINGTON, DC 20001-1118

Square Suffix and Lot: 3099 0802 * Lot Address: NW

Z.C. CASE NO. 10-14
PROPERTY OWNERS LIST

Owner: NATIONAL PARK SERVICE * Owner's Address: ATTN PETER MAY, LAND USE
COORDINATOR, 1100 OHIO DRIVE, S W. WASHINGTON, DC 20242

Square Suffix and Lot: 0551 0232 * Lot Address: 1ST ST NW
Owner DISTRICT OF COLUMBIA C/O SUITE 307 * Owner's Address: 1350 PENNSYLVANIA
AVE NW WASHINGTON, DC 20004-3003

Square Suffix and Lot 3103 0047 * Lot Address 0121 R ST NW
Owner. PETER J KNOCKSTEAD * Owner's Address: 121 R ST NW WASHINGTON, DC 20001-1121

Square Suffix and Lot: 3103 2002 * Lot Address: 1718 1ST ST
Owner MARGARET A MANGAN C/O UNIT 2 * Owner's Address: 1718 1ST ST NW WASHINGTON, DC
20001-1140

Square Suffix and Lot: 3103 2003 * Lot Address: 1718 1ST ST
Owner NADA O HANAFI * Owner's Address. 1718 1ST ST NW APT 3 WASHINGTON, DC 20001-1140

Square Suffix and Lot. 3103 2004 * Lot Address: 1718 1ST ST
Owner ABENAA ADDEI * Owner's Address: 1718 1ST ST NW APT 4 WASHINGTON, DC 20001-1140

Square Suffix and Lot 3103 2005 * Lot Address 1718 1ST ST
Owner SARA E BUKOVNIK * Owner's Address 1718 1ST ST NW APT 5 WASHINGTON, DC 20001-1140

Square Suffix and Lot: 3103 2006 * Lot Address: 1718 1ST ST
Owner. MICHAEL C MCNULTY * Owner's Address. 1718 1ST ST NW WASHINGTON, DC 20001-1140

Square Suffix and Lot: 3103 2007 * Lot Address 1718 1ST ST
Owner BRITTANY BENNETT * Owner's Address 1718 1ST ST NW APT 7 WASHINGTON, DC 20001-
1140

Square Suffix and Lot 3103 2008 * Lot Address. 1718 1ST ST
Owner. ANDREA RODRIGUEZ CIO UNIT 8 * Owner's Address: 1718 1ST ST NW WASHINGTON, DC
20001-1140

Square Suffix and Lot: 3103 2009 * Lot Address 1718 1ST ST
Owner: DELINDA ARMSTRONG * Owner's Address: 1718 1ST ST NW WASHINGTON, DC 20001-1140

Square Suffix and Lot. 3103 2010 * Lot Address. 1718 1ST ST
Owner: SHARON STEELE * Owner's Address. 6211 ERLAND WAY LANHAM, MD 20706-2481

Square Suffix and Lot: RES 276A0000 * Lot Address.
Owner: UNITED STATES OF AMERICA * Owner's Address: c/o GSA, 1800 F STREET, NW SUITE 6340
WASHINGTON, DC 20405

Sq. 3103 Lot 0045
JARROD DEINES
117 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 0046
BLACKWELL ELLEN A
119 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 0048
RAYMOND WONG
143 FLORIDA AVE NW
WASHINGTON, DC 20001-1145

Sq. 3103 Lot 0049
LILLIE M JENKINS
125 FLORIDA AVE NW
WASHINGTON, DC 20001-1145

Sq. 3103 Lot 0062
RUDENE MARIE WALKER-FORD
136 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0063
JOSEPH PECK
126 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0064
DARLESE ROBINSON
124 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0065
JAMES CLARK
122 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0066
YOLANDA L HAWKINS
120 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

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1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 0800
STUART DAVENPORT
1710 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0801
PAUL L PARKER
8418 CUNNINGHAM DR
BERWYN HTS, MD 20740-2621

Sq. 3103 Lot 0802
MATTHEW P CROKE
1704 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0803
BABAK R DJOURABCHI
1706 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0804
FUAD ABDULRAHMAN
1708 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0805
STUART M DAVENPORT
1710 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0806
DAVID A LIEDMAN
1712 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3099 Lot 0802
NATIONAL PARK SERVICE
ATTN: PETER MAY, LAND USE
1100 OHIO DRIVE, S.W.
WASHINGTON, DC 20242

Sq. 0551 Lot 0232
DISTRICT OF COLUMBIA
C/O SUITE 307
1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

Sq. 3103 Lot 0047
PETER J KNOCKSTEAD
121 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 2002
MARGARET A MANGAN C/O UNIT 2
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2003
NADA O HANAFI
1718 1ST ST NW APT 3
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2004
ABENAA ADDEI
1718 1ST ST NW APT 4
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2005
SARA E BUKOVNIK
1718 1ST ST NW APT 5
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2006
MICHAEL C MCNULTY
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2007
BRITTANY BENNETT
1718 1ST ST NW APT 7
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2008
ANDREA RODRIGUEZ C/O UNIT 8
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2009
DELINDA ARMSTRONG
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2010
SHARON STEELE
6211 ERLAND WAY
LANHAM, MD 20706-2481

Sq. RES 276A0000
GENERAL SERVICES ADMIN.
1800 F ST NW, STE 6340
WASHINGTON, DC 20405

Sq. 3101 Lot 0096
LISA D BROWN
1635 1ST ST NW
WASHINGTON, DC 20001-1153

Sq. 3101 Lot 0097
PHILIP DEWEES
2617 NEWTON ST NE
WASHINGTON, DC 20018-2921

Sq. 3101 Lot 0098
ANDRE D EADDY
90 R ST NW
WASHINGTON, DC 20001-1120

Sq. 3101 Lot 0099
ANGELA OTTS
88 R ST NW
WASHINGTON, DC 20001-1120

Sq. 3101 Lot 0100
KARLA LEWIS
PO BOX 76909
WASHINGTON, DC 20013-6909

Sq. 3101 Lot 0101
JENNIPHER M LEMONS
84 R ST NW
WASHINGTON, DC 20001-1120

Sq. 3101 Lot 0114
CECILIA C MCINTURFF
1701 KALORAMA RD NW APT 402
WASHINGTON, DC 20009-3508

Sq. 3102 Lot 0039
MICHELLE R JOHNSON
81 R ST NW
WASHINGTON, DC 20001-1119

Sq. 3102 Lot 0040
BERNARD E BANKS
83 R ST NW
WASHINGTON, DC 20001-1119

Sq. 3102 Lot 0071
MALCOLM JAMISON
1713 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0072
SONYA A WHITE
1715 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0073
KRISTIE WALTON
1717 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0074
LILLIAN AVILES-CHAPA
1719 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0075
C E JOHNSON
1721 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0088
YVETTE T WISSMANN
77 R ST NW
WASHINGTON, DC 20001-1119

Sq. 3102 Lot 0089
P JOHNSON
79 R ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0090
EDWARD M JONES
1707 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0110
SCHAIN LOLACHY
309 BOSTWICK LN
GAITHERSBURG, MD 20878-1992

Sq. 3102 Lot 0815
SOLOMON CARR
FIRST STREET
WASHINGTON, DC 20002

Sq. 3102 Lot 0820
J W MCCOTTRY
3713 LEEDS DR
SUITLAND, MD 20746-2228

Sq. 3102 Lot 0823
JOHN M DENTON III
1711 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3103 Lot 0032
THEODORE P KILL
134 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0033
MAYA ROCKEYMOORE
132 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0034
MARY L CLARK
130 RANDOLPH PL NVV
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0035
MARY L JONES-SMALLWOOD
128 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0040
DAVID F TONEY
2005 WOLF ST
FT WASHINGTON, MD 20744-3275

Sq. 3103 Lot 0041
SCHUELER R STREET LLC
1811 SST NW OFC 100
WASHINGTON, DC 20009-6148

Sq. 3103 Lot 0042
JOSEPH M BAND
11306 COLEBROOK TER
POTOMAC, MD 2084-1818

Sq. 3103 Lot 0043
NOBLE W BAIER
113 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 0044
HAROLD M PELHAM
115 R ST NW
WASHINGTON, DC 20001-1121



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 116 – HEARING FEE CALCULATOR

Pursuant to §3041 of DCMR Title 11, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

PLEASE COMPLETE, SIGN, AND RETURN THIS FORM WITH PAYMENT TO THE OFFICE OF ZONING.

MAP AMENDMENT

Pursuant to §3041.1 of DCMR Title 11, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Fee	Unit	Total
R-1, R-2, or R-3 District, for each acre (43,560 ft. ²) or part of an acre	\$650.00		
R-4 or R-5-A District, for each acre (43,560 ft. ²) or part of an acre	\$1,625.00	1,222 sf.	\$1,625.00
R-5-B District, for each acre (43,560 ft. ²) or part of an acre	\$3,250.00		
R-5-C, R-5-D, or R-5-E District, for each acre (43,560 ft. ²) or part of an acre	\$6,500.00		
SP, W, or CR District, for each 20,000 ft. ² or part of that area	\$2,600.00		
C-1 or C-2 District, for each 10,000 ft. ² or part of that area	\$1,625.00		
C-3, C-4, or C-5 District, for each 10,000 ft. ² or part of that area	\$3,250.00		
C-M or M District, for each 20,000 ft. ² or part of that area	\$2,600.00		
TOTAL			\$1,625.00

- Notes:**
- For any overlay district, the fee shall be computed in accordance with the requirement for the underlying zone.
 - The maximum hearing fee for rezoning to any Residence District (R-1, R-2, R-3, R-4, or R-5) is \$65,000.
 - For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately.
 - A "part of an acre" or "part of that area" should be rounded to the next whole number.

TEXT AMENDMENT

Pursuant to §3041.3 of DCMR Title 11, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Unit	Total
Each section proposed to be added, deleted, or amended	\$325.00		
TOTAL			

- Note:**
- The maximum hearing fee for a text amendment to the Zoning Regulations is \$1,300.

PLANNED UNIT DEVELOPMENT (PUD), AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN

Pursuant to §3041.4 of DCMR Title 11, if the Commission schedules a public hearing on an application for approval of a planned unit development, air space development, or any other action where review of a specific site plan or building plan is required, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Unit	Total
For each 100 ft. ² of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit (Maximum of \$65,000.)	\$7.00		
For each 100 ft. ² of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00		
TOTAL			

- Note:**
- There is no charge for the hearing on the second stage of a two-stage PUD application
 - A "part thereof" should be rounded to the next whole number.

PLEASE CONTINUE TO SIDE TWO OF THIS FORM

FORM 116 – HEARING FEE CALCULATOR – Side 2

MODIFICATION TO AN APPROVED PUD, AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN

Pursuant to §3041.6 of DCMR Title 11, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or \$1,300, whichever is greater	
TOTAL		

APPLICATION/ FEE OF PETITION

Pursuant to §3041.4 of DCMR Title 11, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the greatest fee calculated.

Type of Petition/Application	Total
Map Amendment	
Text Amendment	
PUD, air space development, or any other review of a specific site plan or building plan	
Modification to an approved PUD, air space development, or any other review of a specific site or building plan	
GREATEST OF CALCULATED FEES	

FEE OF CAMPUS PLAN/FURTHER PROCESSING OF CAMPUS PLAN

Pursuant to §3180 of DCMR Title 11, if the Commission schedules a public hearing on an application for a campus plan or further processing of a campus plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Unit	Total
Processing of a new or revised campus plan for a college or university use	\$6,500		
Review of a specific building or use within an approved campus plan	\$3,250		
TOTAL			

CERTIFICATION

I/We certify that the information on this form is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

Name: Kate M. Olson, Esq.

Signature: Kate M. Olson

Date: 5/18/12

OFFICIAL USE ONLY: Office of Zoning Determination

Based upon review of the petitioner's/applicant's supplemental filing and the information contained on this form:

- ☐ the calculated fee is accepted as submitted
- ☐ the calculated fee requires adjustment (requires new Form 116 – Hearing Fee Calculator Form)

Signature: _____

Date: _____



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001

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